

DODGE COUNTY BOARD OF ADJUSTMENT MINUTES
August 21, 2014

The Dodge County Board of Adjustment met on this 21st day of August at 6:00 p.m., on the 1st Floor of the Administration Building, in Rooms 1H and 1I, located at 127 East Oak Street, Juneau, Wisconsin.

Chairman Armin Reichow called the meeting of the Dodge County Board of Adjustment to order.

Roll Call was taken.

Members present were as follows: Armin Reichow, Leon Schraufnagel, Harold Hicks, Wayne Uttke and Edward Premo (Alternate 2). Members excused were William Nass (Alternate 1).

Joseph Giebel of the Land Resources and Parks Department was in attendance at the request of the chairman;

Chairman Reichow noted that a quorum is present.

The Chairman asked the staff to confirm compliance with the open meeting law and public hearing notice requirements for the hearings before the Board.

Mr. Giebel indicated that the meeting was properly noticed in accord with the open meeting law and noted that each of the public hearings listed on the agenda received a class two notice and the mailing notices were sent in accord with the statute and code requirements.

The agenda was reviewed by the Board. No changes were made.

The minutes from the June 19, 2014 meeting were reviewed by the Board.

Motion by Schraufnagel to approve the minutes as written.

Second by Hicks Vote: 5-0 Motion carried.

Chairman Reichow requested Mr. Giebel of the Land Resources & Parks Department to accompany the Board on the following on-site inspections.

The meeting was adjourned to allow the Board to conduct on-site visits of the following sites for facts to be presented at a future public hearing:

- **Jerome and Shelly Perrault** – Part of the SW ¼, SW ¼, Section 33, Town of Hubbard, the site address being N4925 Mark Lane.

Following the on-site visits, the Board reconvened the meeting of the Dodge County Board of Adjustment at 6:50 PM in Rooms 1H and 1I located on the first floor of the Administration Building, located at 127 East Oak Street, Juneau, Wisconsin to hold the public hearings.

Chairman Reichow called the meeting of the Dodge County Board of Adjustment back to order.

Roll Call was taken.

Members present were as follows: Armin Reichow, Leon Schraufnagel, Harold Hicks, Wayne Uttke, and Edward Premo (Alternate 2).

Chairman Reichow noted that a quorum is present.

Election of Officers: Chairman, Vice-Chairman and Secretary;

Chairman

The Vice-Chairman opened the floor for nominations to the office of the Chairman

Motion Schraufnagel to nominate Armin Reichow for Chairman,

Second Uttke

No other nominations entered into the record.

Motion Schraufnagel to close nominations and to cast a unanimous decision to elect Armin as Chairman.

Second by Hicks Vote 4-0 Motion Carried;

Vice Chairman

The Chairman opened the floor for nominations to the office of the Vice-Chairman

Motion Uttke to nominate Leon Schraufnagel for Vice-Chairman,

Second Hicks

No other nominations entered into the record.

Motion Uttke to close nominations and to cast a unanimous decision to elect Leon Schraufnagel as Vice-Chairman.

Second by Hicks Vote 4-0 Motion Carried;

Secretary

The Chairman opened the floor for nominations to the office of the Secretary

Motion Schraufnagel to nominate Wayne Uttke for Secretary,

Second Hicks

No other nominations entered into the record

Motion Hicks to close nominations and to cast a unanimous decision to elect Wayne Uttke as Secretary.

Second by Schraufnagel Vote 4-0 Motion Carried;

The staff explained the hearing procedures to those in attendance;

PUBLIC HEARING

Mark Lauersdorf II – Request for a variance to the terms of the highway setback, lot coverage and nonconforming structure provisions of the Dodge County Land Use Code to allow the construction of a home addition on this lot where said addition will be located 9 feet within the required highway setback lines of Davidson Road, will exceed the maximum lot coverage provisions of the Code and where said addition is considered by the County as an expansion of a non-conforming structure. The property is located in part of the NE ¼, NW ¼, Section 11, Town of Lebanon, the site address being W3546 Davidson Road. This matter is being reheard by the Board due an error in the publishing dates for the original public hearing that was held on June 19, 2014 regarding this request.

Motion by Scraufnagel to uphold and re-approve the Board of Adjustment Decision of June 19, 2014.

June 19, 2014 Decision:

The variance request to allow the construction of a home addition on this lot where said addition will be located 9 feet within the required highway setback lines of Davidson Road, will exceed the maximum lot coverage provisions of the Code and where said addition is considered by the County as an expansion of a non-conforming structure is approved subject to the following conditions:

1. The appellant shall remove the two existing sheds from the property.
2. A revised site plan shall be submitted to the Department for review and approval showing the modified location of the proposed house addition.

Second by Uttke Vote: 5-0 Motion carried.

PUBLIC HEARING

Thomas Timmel – Request for a variance to the terms of the provisions of the Dodge County Land Use Code to allow the construction of a home addition onto a residence that is located on a parcel of land that does not abut a public road. Said parcel is located in part of the NE ¼, SW ¼, Section 28, Town of Lebanon, the site address being N620 Phillip Road.

Motion by Schraufnagel to approve the variance request to allow the construction of a residence on a lot that does not abut a public road.

Second by Premo

Vote: 5-0 Motion carried.

PUBLIC HEARING

Jerome and Shelly Perrault – Request for a variance to the terms of the highway setback provisions of the Dodge County Land Use Code to allow the construction of a 24' X 30' detached garage where said garage will be located approximately 34 feet within the road setback requirements of Lake Drive. The site is described as Lot 36 and part of Lot 39, Sinissippi Heights Subdivision located in part of the SW ¼, SW ¼, Section 33, Town of Hubbard, the site address being N4925 Mark Lane.

Motion by Hicks to approve the variance request to allow the construction of a garage where said garage will be located 34 feet within the required highway setback lines of Lake Drive subject to the following condition:

1. The appellant shall sign and record a variance agreement with the Dodge County Register of Deeds prior to the issuance of the County Land Use Permit for this construction;

Second by Uttke Vote: 5-0 Motion carried.

Motion by Scraufnagel to adjourn the meeting.

Second by Hicks

Motion carried.

Respectfully submitted,


Armin Reichow, Chairman

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.